058.0	0003	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	707,400 /	707,400
					USE VALUE:	707,400 /	707,400
					ASSESSED:	707,400 /	707,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SARAF ALICE A/TRUSTEE
Owner 2:	ALICE A SARAF TRUST
Owner 3:	
Street 1:	35 BOW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SARAF ALICE A -
Owner 2:	-
Street 1:	35 BOW STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,600 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1565 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6600.000	274,800		432,600	707,400
Total Card	0.152	274,800		432,600	707,400
Total Parcel	0.152	274,800		432,600	707,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.01 | /Parcel: 452.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38346

GIS Ref

GIS Ref

Insp Date 08/27/18

!4959!

PREVIOUS ASSESSMENT

Parcel ID 058.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	274,800	0	6,600.	432,600	707,400	707,400	Year End Roll	12/18/2019
2019	101	FV	215,800	0	6,600.	426,400	642,200	642,200	Year End Roll	1/3/2019
2018	101	FV	223,200	0	6,600.	327,500	550,700	550,700	Year End Roll	12/20/2017
2017	101	FV	223,200	0	6,600.	309,000	532,200	532,200	Year End Roll	1/3/2017
2016	101	FV	223,200	0	6,600.	284,300	507,500	507,500	Year End	1/4/2016
2015	101	FV	210,200	0	6,600.	265,700	475,900	475,900	Year End Roll	12/11/2014
2014	101	FV	210,200	0	6,600.	244,700	454,900	454,900	Year End Roll	12/16/2013
2013	101	FV	210,200	0	6,600.	244,700	454,900	454,900		12/13/2012

PRINT

Date	Time
12/10/20	19:55:09

LAST REV

Date	Time
09/11/18	11:03:01
apro	
4959	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SARAF ALICE A,	66315-217		10/30/2015	Convenience	1	No	No		
	13110-211		12/14/1976			No	No		N

USER DEFINED

Prior Id # 1:	38346
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2008	1133	New Wind	1,600	C				
8/7/1997	465	Manual	3,000	C				REROOF/VS TO GARAG
12/27/1993	624		6,000					PORCH TO LIVING AR
8/19/1992	384		9,000					12X12 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2018	MEAS&NOTICE	BS	Barbara S
2/27/2009	Measured	372	PATRIOT
1/13/2000	Mailer Sent		
1/8/2000	Measured	277	PATRIOT
3/3/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	70.	0.94	6									432,598						432,600	

Total AC/HA: 0.15152 | Total SF/SM: 6600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,598 | Spl Credit | Total: 432,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	3 - Aluminum	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32092643
Const Adj.:	0.99989998
Adj $ / SQ:	165.099
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373385
Depreciation:	98574
Depreciated Total:	274811

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1		HB	1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

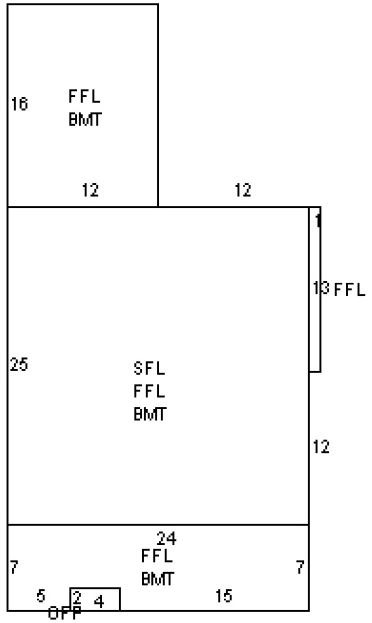
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.10
Special Features:	0	Val/Su Net:	108.83
Final Total:	274800	Val/Su SzAd	175.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	965	165.100	159,321
BMT	Basement	952	49.530	47,152
SFL	Second Floor	600	165.100	99,060
OFP	Open Porch	8	44.000	352

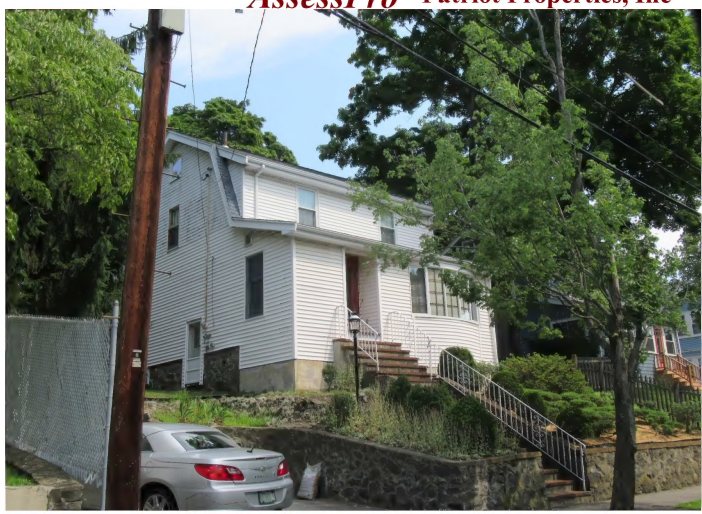
Net Sketched Area:	2,525			Total:	305,885
Size Ad	1565	Gross Are	2525	FinArea	1565

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	19X10	A	AV	1926	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	